



## CLIFTON HILL, NW8

ST JOHNS WOOD, LONDON







### KEY FEATURES

- Recently refurbished
- Abundance of light throughout
- Ideally located

We are delighted to present a beautiful and spacious recently refurbished three-bedroom apartment, situated on the second floor of a charming and renovated building located on a quiet and residential tree-lined street in the heart of St John's Wood.

Comprising three bedrooms, three bathrooms (two ensembles), and a contemporary open-plan reception room and kitchen, boasting an abundance of light throughout, ideal for entertaining.



3 BEDROOMS



3 BATHROOMS





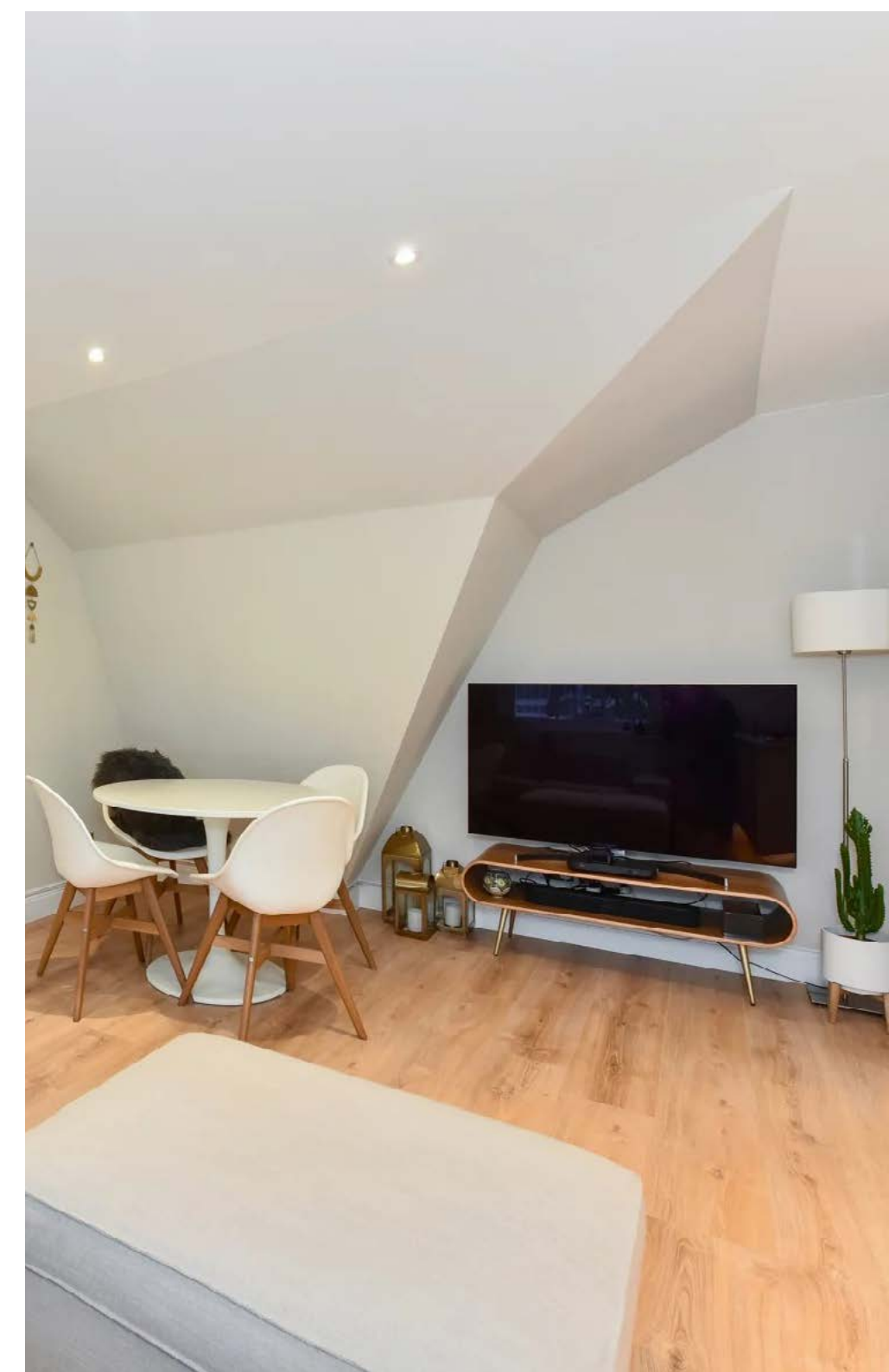


## ACCOMMODATION

- Entrance Hall
- Open Plan Reception Room, Kitchen and Dining Area
- Family Shower Room
- Principal Ensuite Bedroom
- Further Two Bedrooms (One Ensuite)

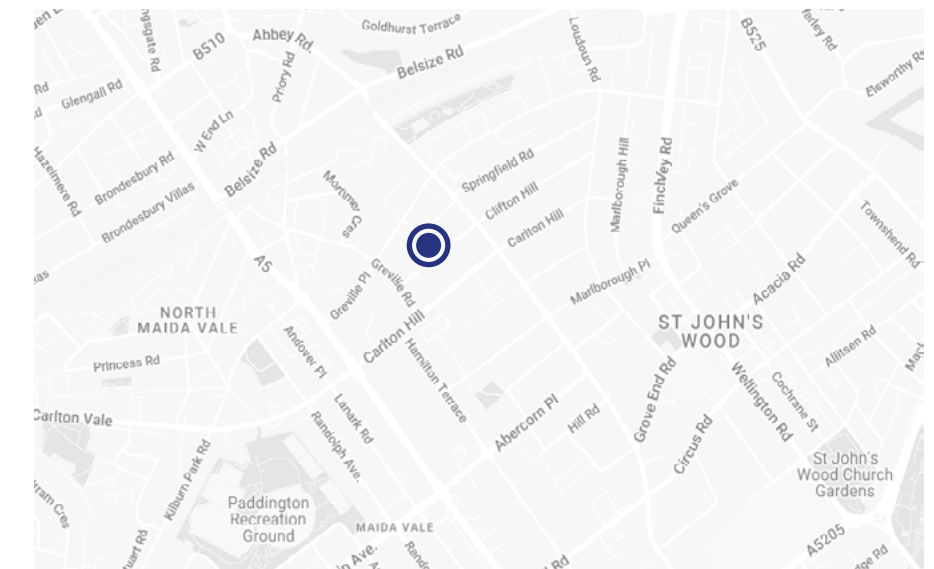






## LOCATION

Clifton Hill is located between Hamilton Terrace and Abbey Road thus within close proximity to the American School in London (ASL), St Johns Wood Underground Station (Jubilee Line) and to all of the amenities of St Johns Wood High Street. Regent's Park and Maida Vale (Bakerloo Line) are also close by.



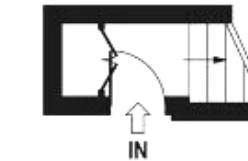




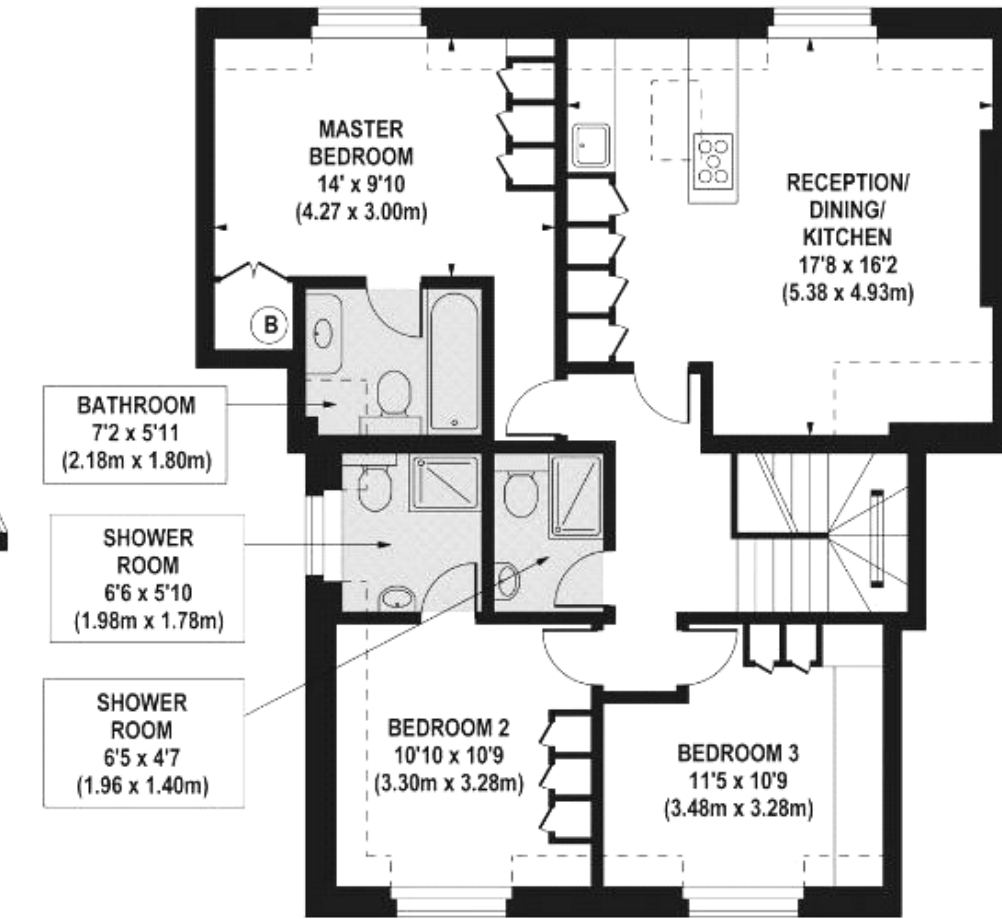
## FLOORPLAN

Approx Gross Internal Area:  
80.36 sq m / 865 sq ft

Not to Scale



FIRST FLOOR



SECOND FLOOR

## TERMS

Price: Offers In Excess Of £1,000,000

Tenure: Leasehold

Council Tax Band: G

Viewing: By appointment only



ST JOHN'S WOOD SALES

sjw@beauchamp.com

+44 (0) 20 7722 9793

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.



